



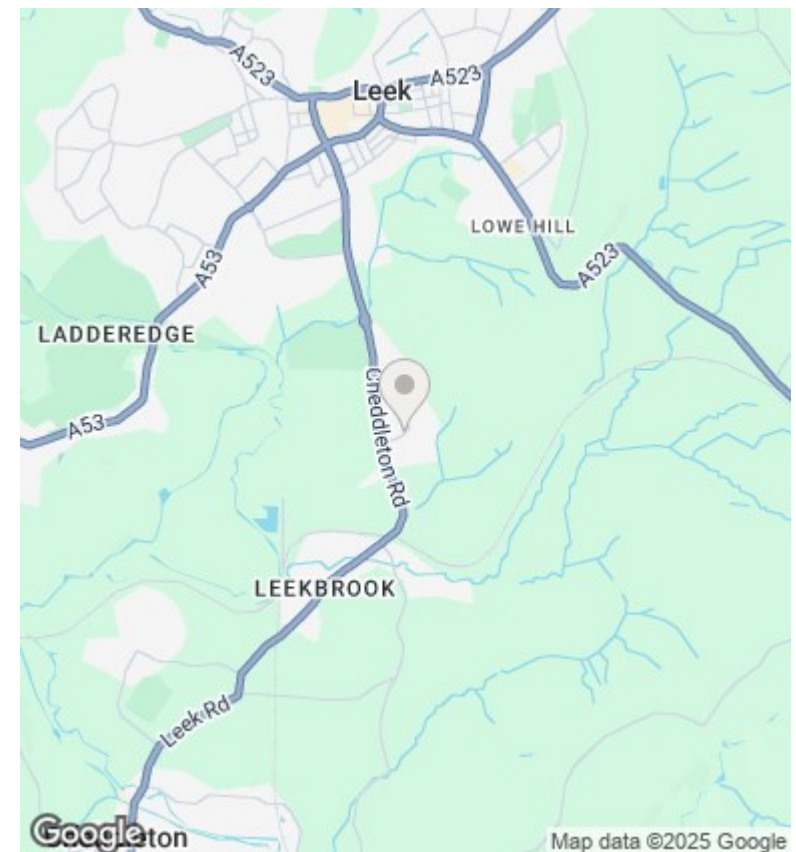
Ackley House Birchall Lane, Birchall, Leek, Staffordshire, ST13

Offers In The Region Of £725,000

- Four bedroom detached family home
- Private driveway in an exclusive position
- Utility
- Recently completed
- Ensuite and dressing room to bedroom one
- Double detached garage with electric doors
- Nestled within approximately 0.63 on an acre
- 26ft open plan kitchen/living room



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix 12/2023



Directions

From our Derby Street, Leek, offices proceed along Haywood Street at the traffic lights turn left on to the A520 Cheddleton Road, follow this road passing the Britannia Building Society and take the fourth turning left into Birchall Lane, follow this road around to the right and continue to the end of the road, where you will see a private gravelled road on the right, this will take you down to the property.

Viewings

Viewings by arrangement only. Call 01538 372006 to make an appointment.

Council Tax Band

F

EPC Rating:

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	